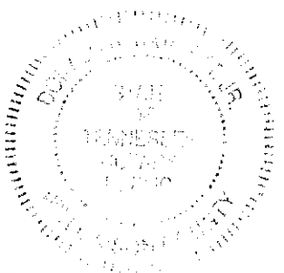
File No. 250500492

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/09/05 11:27 2 pgs
Fees:13.00 Taxes:647.50

20050609-0066020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Kelton	Jeremy Kelton	105-13-0-390.00
(NAME) 908 Caruthers Ave.	(NAME) SAME	
(ADDRESS) Nashville, TN 37204	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Edwin G. Kirkland and wife, Marie B. Kirkland, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Kelton, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 4, on the Plan of E. L. Holts Subdivision of Lot No. 6 Schmid Property, Waverly Place, of record in Book 547, Page 71, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the northerly side of Caruthers Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Edwin G. Kirkland and wife, Marie B. Kirkland by Warranty deed from Wilson Enterprises, Inc. (being one and the same entity as Wilson Enterprises), a Tennessee Corporation of record in Deed Book 9973, page 495, Register's Office for said County.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Easement as shown of record in Deed Book 9908, Page 701, Register's Office for said County.

Subject to all matters as set forth per Book 547, Page 71, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 908 Caruthers Ave., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of June, 2005.

Edwin G. Kirkland

Marie B. Kirkland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Edwin G. Kirkland and wife, Marie B. Kirkland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2005.

My Commission Expires: * 11/2/05

Notary Public

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC

File Number: 250500492

RETURN TO:
Sidwell Title
121 First Ave South, Ste. 200
Franklin, TN 37064